

MEMORANDUM

TO: Dora Anguiano, Planning Commission Coordinator
Planning and Development Review Department

FROM: Eric Hammack, Property Agent Senior
Land Management Section
Office of Real Estate Services

DATE: March 17, 2014

SUBJECT: F#9157-1301 - Vacation of a 8,200 sq. ft. portion of Christopher Street, between the south line of Block 2 and the North line of Block 3, Oak Cliff Addition Subdivision, recorded in Vol. 3, Pg. 81, TCPR.

Attached are the departmental comments and other information pertinent to the referenced street & alley vacation. **The area being requested for vacation is subject to a re-plat.** All affected departments and private utility franchise holders have reviewed this request and recommend approval, **subject to: 1) retaining the vacated area as a public utility easement; 2) relocation of AT&T facilities at developer expense; and 3) dedication of new right of way, by plat, to be concurrent with vacation.**

The applicant has requested that this item be submitted for placement on the **March 25th, 2014, Planning Commission Agenda** for their consideration.

Staff contact: Eric Hammack at 974-7079 or landmanagement@austintexas.gov

Applicant: Jarred Corbell, P.E.

Property Owner: 1st Street Highland, L.P.

Mr. Corbell or a representative of PSW Real Estate will be present at the meeting to answer any questions regarding the project, if needed.



Eric J. Hammack, Property Agent Senior
Land Management Section

OFFICE OF REAL ESTATE SERVICES

C22
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DEPARTMENT COMMENTS FOR THE VACATION OF A 8,200 SQ. FT. PORTION OF CHRISTOPHER STREET, BETWEEN THE SOUTH LINE OF BLOCK 2 AND THE NORTH LINE OF BLOCK 3, OAK CLIFF ADDITION SUBDIVISION, RECORDED IN VOL. 3, PG. 81, TCPR.

AT&T	APPROVE, CONTINGENT ON ANY REQUIRED RELOCATION OF EXISTING UTILITIES TO BE AT DEVELOPER'S EXPENSE.
AUSTIN ENERGY	APPROVE
AUSTIN RESOURCE RECOVERY	APPROVE
AUSTIN TRANSPORTATION DIRECTOR	APPROVE
AUSTIN WATER	RETAIN AS PUE
CAPITAL METRO	APPROVE
CTM – GAATN	APPROVE
EMS	APPROVE
FIRE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PARD	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Neighborhood Planning)	PLANNING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS	APPROVE, SUBJECT TO DEDICATION OF NEW RIGHT OF WAY BY PLAT; TO BE CONCURRENT WITH VACATION.
TEXAS GAS SERVICES	APPROVE
TIME WARNER	APPROVE
WATERSHED PROTECTION (Engineering)	APPROVE

C24/3

MEMORANDUM

Case No.: 9157-1301
Date: January 24, 2013

SUBJECT: STREET VACATION

() Patti Moore	AT&T	() Jenna Neal	PARD
() Melody Giambruno	Austin Energy	() Elizabeth Robinson	PDRD (LUR-Engineering)
() Rob Spillar	Austin Transportation Director	() Joe Almazan	PDRD (LUR-Transportation)
() Angela Baez	Austin Water	() Mark Walters	PDRD (N'borhood Planning)
() Vincent Sandoval	Capital Metro	() Wendy Rhoades	PDRD (Zoning Review)
() Martha Krischke	CTM - GAATN	() Kerl Burchard-Juarez	Chief Engineer
() Milissa Warren	EMS	() Lea Crenshaw	Texas Gas
() Capt. Joe Limon	Fire	() Laurie Schumpert	Time Warner
() Luis Mata	Grande Communications	() Pam Kearfott	WPD (Engineering)

A request has been received for vacation of 8,200 sq. ft. of Christopher Street, between the South line of Block 2 and the North line of Block 3, Oak Cliff Addition Subdivision, recorded in Vol. 3, Pg. 81, TCPR.

Please review this request and return your comments to Jennifer Grant (974-7991), email address: landmanagement@austintexas.gov or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date: February 7, 2013.

APPROVAL: _____ YES _____ Yes, Subj. to Req'm't _____ No

Comments: _____

Prepared by: _____

Reviewed by: _____

Telephone: _____

Date: _____

PSW REAL ESTATE
SUSTAINABLE URBAN DEVELOPMENT



City of Austin – Office of Real Estate Services
505 Barton Springs Road
Austin, TX 78704

1st Street Highland LP is the titled owner of an assemblage of lots (Lot 1-7 Oak Cliff Addition Block 2 & Lot 1-2 & 5 on Block 3) where a 30' ROW on Christopher Street currently exists. PSW Real Estate is the general partner of 1st Street Highland LP. Please accept the following answers to the city's questions as a part of the application for right of way vacation of Tract C (see survey):

- This is a residential property.
- The existing ROW was all dedicated by Mr. OJ Hinton as detailed in the subdivision plat notes filed on Jan. 11, 1923. The subdivision plat has been included.
- The City did not purchase the dedicated ROW.
- Both the area to be vacated and the property are within the same subdivision.
- The area to be vacated does exist.
- There are currently water lines in the right of way. Our plan is to relocate them along with all other utility lines as part of the proposed subdivision site plan (included).
- The area to be vacated will be a part of a subdivided, single family residential development.
- A preliminary plan for the subdivision has been submitted and is under review. Subdivision case # is C8-2012-0148
- Our project is not a Unified Development.
- The project is not a SMART housing project.
- We anticipate beginning development in late 2013 or early 2014.
- All of the properties adjacent to our property are zoned SF-3 NP
- Residential
- No parking facilities exist on the property, with the exception of off-street residential.
- Our parking requirements will not increase with the project.
- N/A
- Our property engulfs the entire ROW and as such there is no need to contact other property owners.
- The property does not lie within the CBD or UT Boundaries.

Thank you,

Eduardo Garza
PSW Real Estate
2003 S. 1st
Austin, Texas 78704

2003 South 1st Street
Austin, Texas 78704
O: 512.326.3905
F: 888.866.8175

File No. 9157-1301
Department Use Only

Application for Street or Alley Vacation
DATE: 1/24/13
Department Use Only

C22
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TYPE OF VACATION

Type of Vacation: Street: ☒ Alley: ☐ ROW: ☐ Hundred Block: ☐
Name of Street/Alley/ROW: Christopher/Viola Street north of 2nd Street
Is it constructed: Yes No
Property address: _____
Purpose of vacation: Construction of Single Family Residential Development

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: **Block 3** - Lot 1 - 01020105030000; Lot 2 - 0102010040000; Lot 5- 01020105020000 **Block 2** - Lots 1-3 - 01020106130000; Lots 4-6 - 01020106140000
Survey & Abstract No.: N/A
Lot(s): 1-2 & 5 Block: 3 & Lot(s) 1-6 Block: 2 Outlot: N/A
Subdivision Name: Oak Cliff Addition
Plat Book Vol 3 Page Number: 81 Document Number _____

Neighborhood Association Name: Bouldin Creek Neighborhood Association
Address including zip code: _____

RELATED CASES

Existing Site Plan (circle one): YES / NO
Subdivision: Case (circle one): YES / NO
Zoning Case (circle one): YES / NO

FILE NUMBERS

C8-2012-0148

PROJECT NAME, if applicable:

Name of Development Project: 1st Street Highland
Is this a S.M.A.R.T. Housing Project (circle one): YES / NO

OWNER INFORMATION

Name: 1st Street Highland, L.P.
Address: 2003 S. 1st Phone: (512) 326-3905 Fax No.: (888) 866-8175
City: Austin County: Travis State: Texas Zip Code: 78704

Contact Person/Title: Ryan Diepenbrock - Managing Partner Cell Phone: (480) 650-4501
Email Address: ryan@pswrealestate.com

(If multiple owners are joining in this request - complete names, addresses on each, must be attached.)

APPLICANT INFORMATION

Name: Eduardo Garza
Firm Name: PSW Real Estate - General Partner of 1st Street Highland, L.P.
Address: 2003 S. 1st
City: Austin State: Texas Zip Code: 78704
Office No.: (512) 326-3905 Cell No.: (512) 736-2243 Fax No.: (888) 866-8175

EMAIL ADDRESS: eduardo@pswrealestate.com

The undersigned Landowner/Applicant understands: 1) The application will be handled in accordance with the Policies and Procedures. 2) No action will be taken without payment of the non-refundable application fee or necessary documentation. 3) The application and fee in no way obligates the City to vacate the subject area. 4) It is further understood that all documents related to this transaction and **certified check** for the "appraised value" must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By: [Signature]
Landowner/Applicant

22/1

MAP

OAK CLIFF ADDITION
BEING A SUBDIVISION OF LOT NO 3 BLOCK B
OF THE JAMES E. ROULIN ESTATE, OUT OF
THE ISAAC DECKER LEAGUE IN TRAVIS COUNTY, TEX.

SCALE, 60 FEET = 1" = 1/2"

SENDERED BY O.J. NINTON.

State of Texas, County of Travis, I, O.J. Ninton, of Travis County, Texas, being the owner of Lot No. 3, Block B, of the James E. Roulon Estate, subdivision in the Isaac Decker League, in Travis County, Texas, do hereby certify that the plat of the said lot and subdivision is correct and true to the original survey and plan of the said lot and subdivision, and that the same have been duly recorded in the public records of this county, to wit: in the 112th day of January, A.D. 1923.

O.J. Ninton

State of Texas, County of Travis, I, O.J. Ninton, of Travis County, Texas, being the owner of Lot No. 3, Block B, of the James E. Roulon Estate, subdivision in the Isaac Decker League, in Travis County, Texas, do hereby certify that the plat of the said lot and subdivision is correct and true to the original survey and plan of the said lot and subdivision, and that the same have been duly recorded in the public records of this county, to wit: in the 112th day of January, A.D. 1923.

Notary Public
Travis County, Texas

O.J. Ninton

FILED 11:39 A.M. JAN 11, 1923
RECORDED 5:20 P.M. JAN 11, 1923



CV 8

